PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 07/20/05 12:56 3 pgs
Fees:18.00 Taxes:296.00
20050720-0084377

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of July, 2005, by and between EVA STACK CHAPMAN, A WIDOW, hereinafter called Grantor, and MESIAS I. CARPIO and JOSE L. CARPIO, EACH AS UNDIVIDED ONE-HALF INTEREST, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, EVA STACK CHAPMAN, A WIDOW, as Grantor, does hereby bargain, sell, transfer and convey unto MESIAS I. CARPIO and JOSE L. CARPIO, EACH AS UNDIVIDED ONE-HALF INTEREST, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 911 MCMAHAN AVENUE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Eva Stack Chapman
EVA STACK CHAPMAN
Signature of Seller

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, EVA STACK CHAPMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand at Madison, Tennessee, this 18th day of **July, 2005.**

BARBARA BLOCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Barbara Block
Notary Public

My Commission Expires: My Commission Expires NOV. 26, 2005

Name and Address of Property Owner:

MESIAS I. CARPIO and JOSE L. CARPIO

Property Address:

911 MCMAHAN AVENUE
NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:
New Owner

Map & Parcel #: MAP 61-11, PARCEL 4

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$80000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of **July, 2005.**

Notary Public

My Commission Expires: 5/20/06

NOTARY PUBLIC AT LARGE

RETURN TO:

ALL-STAR TITLE
120 DONELSON PIKE, SUITE 201
NASHVILLE, TENNESSEE 37214

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 3 of Phillips Resubdivision of Lot No. 42 on the plan of I.C. McMahan's Subdivision of the Maplewood Lands, of record in book 547, page 78, said Phillips Re-subdivision being of record in Book 2083, page 41, Register's Office for said County.

Said Lot No. 3 fronts 105 feet on the northerly side of McMahan Avenue along a curved line, and extends back between lines 136.87 feet on the westerly line and 136.56 feet ont he easterly line to a dead line in the rear, measuring 75 feet on said dead line.

Being the same property conveyed to William F. Chapman and wife, Eva Stack Chapman by Warranty Deed from Luke E. Harvey and wife, Mary Belle Harvey, of record in Book 3703, page 557, Register's Office for DAVIDSON County, Tennessee. The said William F. Chapman having since died November 10, 2004, said property vested Eva Stack Chapman, his surviving spouse.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 61-11, PARCEL 4).

2. All matters as set forth on the Plan of Phillips Subdivision of Lot 42 in McMahan's Subdivision, of record in Plat Book 547, page 78 and Plat Book 2083, page 41, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.